

RENTAL MARKET REPORT

British Columbia Highlights*

Canada Mortgage and Housing Corporation

Release Date: Fall 2008

Figure 1

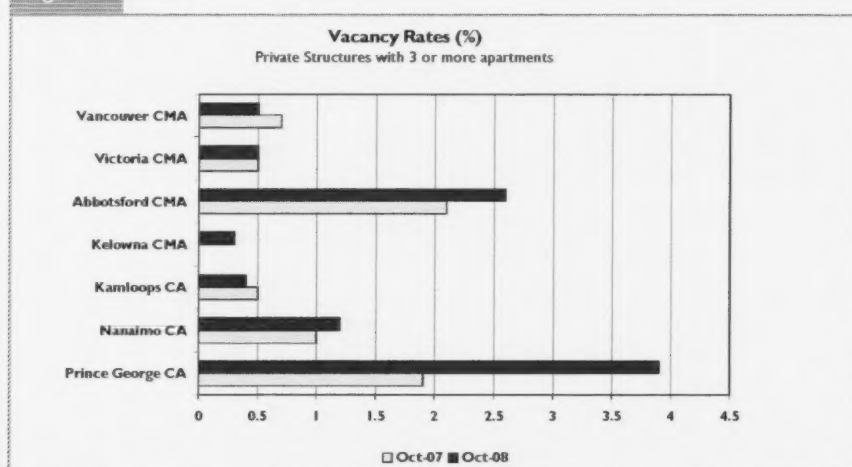
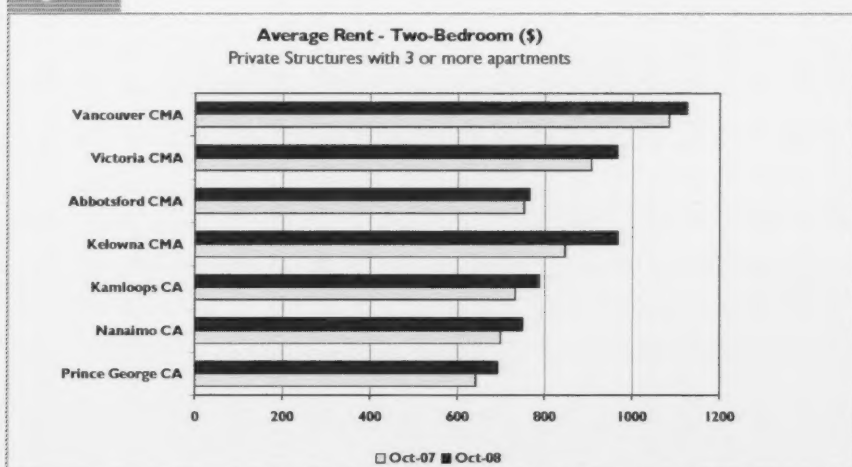


Figure 2



*Only centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

BC Vacancy Rate Remains Low

- The apartment vacancy rate in BC was unchanged at one per cent in October 2008, and was one of the lowest provincial vacancy rates in the country.
- More than half of the twenty-seven centres surveyed reported higher vacancy rates compared to October last year. However, vacancy rates in the province's large centres remained very low.
- Based on a sample of rental structures common to both the 2007 and 2008 rental market surveys, the average rent for a two bedroom apartment increased 5.3 per cent, about double the general rate of inflation.

Factors Influencing Rental Markets

Demand side factors kept downward pressure on rental vacancy rates. British Columbia's growing economy, employment and higher levels of migration, as well as the high cost of homeownership, contributed to low vacancy rates again this year. However, some centres reported higher rental vacancy rates as local economic conditions moderated.

BC's tight labour market attracted people to the province adding to rental demand. So far in 2008, employment growth in BC was second only to Alberta. The unemployment rate, at 5.1 per cent in October, is below the national average. The resulting westward flow of people, combined with people moving here from other countries, pushed population growth to 1.6 per cent. This is nearly double the population growth rate of five years ago when the vacancy rate was much higher at 3.1 per cent.

BC centres with faster growing populations reported the lowest vacancy rates. These included Kelowna and Salmon Arm at a 0.3 per cent vacancy rate, Kamloops at 0.4 per cent, Vancouver and Victoria at 0.5 per cent. Parksville reported the lowest vacancy rate at just 0.2 per cent.

Vacancy rates in many of the province's resource-based communities increased compared to last year. Port Alberni, Prince George, Quesnel, Campbell River and Fort St. John reported higher vacancy rates. Williams Lake, at just 1.6 per cent, bucked the trend with

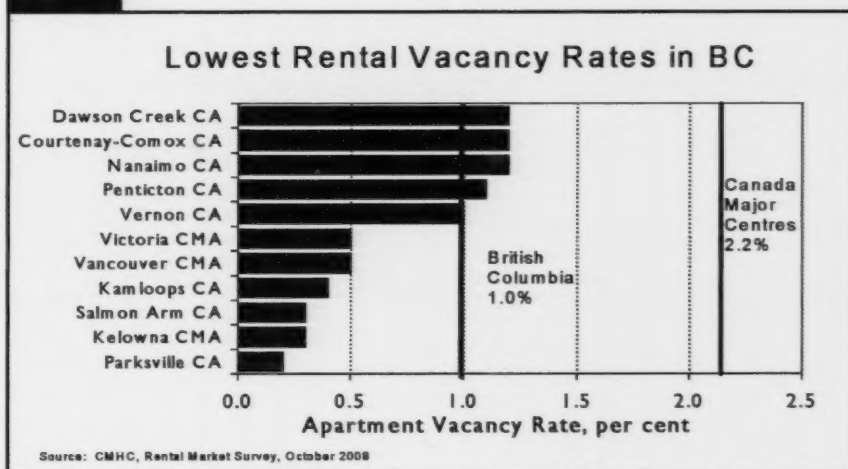
one of the lowest vacancy rates among the resource-based communities. Terrace and Prince Rupert recorded lower vacancy rates, but were still well above the provincial rate.

British Columbia's high cost of owning a home encouraged rental demand and pushed rents higher. The average rent for a two-bedroom apartment in BC's urban centres increased by 5.3 per cent between October 2007 and October 2008.

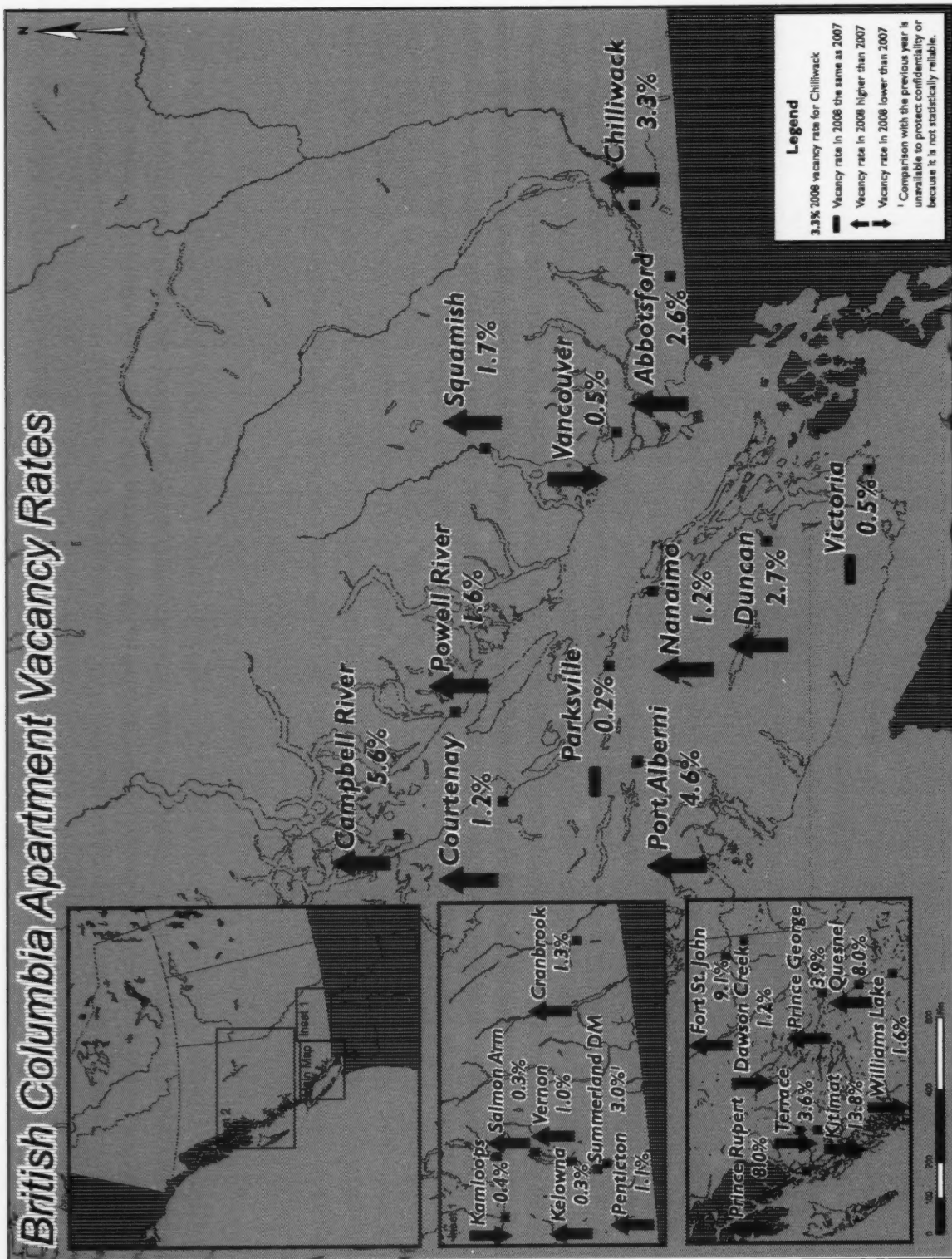
A lack of new purpose built rental added to downward pressure on vacancy rates. Average rents have not increased at the same pace as construction and land costs, making the financing of new rental projects a challenge for builders. Conversions of rental to other tenure types, including condominiums, and temporary removal for renovations of some rental units, resulted in a small decline in the rental universe in October. There were 163,309 rental apartments this year, compared to 164,564 rentals in the October 2007 survey.

Some renters are turning to secondary suites and investor-owned condominiums to meet their housing needs. The vacancy rate for rented condominium apartments was higher than purpose-built rental apartments at 2.1 per cent in Victoria. In Vancouver, investor-owned and private rental accommodation recorded vacancy rates below one per cent. Average rents for rented condominiums and for secondary rentals were higher than average rents for private apartments. Two bedroom condo rents averaged \$1,507 in Vancouver and \$1,096 in Victoria in October 2008 (see Table 4.1.2). Average rents for secondary rental units are now available for BC's four census metropolitan areas and are shown in Table 5.1.

Figure 3



British Columbia Apartment Vacancy Rates



TABLES INCLUDED IN THE BRITISH COLUMBIA PROVINCIAL HIGHLIGHT REPORT

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1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA	3.3 b	**	2.2 a	2.5 a	2.0 a	2.7 a	0.0 d	2.0 a	2.1 a	2.6 a
Campbell River CA	2.4 a	2.8 a	4.6 a	5.1 a	3.0 a	6.3 a	0.0 a	2.6 a	3.4 a	5.6 a
Chilliwack CA	4.6 c	7.4 a	2.0 a	3.5 a	0.7 a	3.0 a	0.0 c	0.0 c	1.5 a	3.3 a
Courtenay-Comox CA	0.8 a	0.0 a	0.8 a	1.6 a	0.2 a	1.1 a	1.7 a	0.9 a	0.5 a	1.2 a
Cranbrook CA	0.0 a	0.0 a	0.3 a	1.0 a	0.0 a	1.6 a	0.0 a	0.0 a	0.1 a	1.3 a
Dawson Creek CA	2.8 a	1.2 a	2.6 a	1.2 a	1.9 a	1.3 a	10.0 a	**	2.7 a	1.2 a
Duncan-North Cowichan CA	0.0 a	1.5 a	2.7 a	3.5 a	1.4 a	1.8 a	2.8 a	2.9 a	2.0 a	2.7 a
Fort St. John CA	**	9.8 a	5.8 a	8.3 a	2.2 a	9.8 a	**	0.0 c	3.9 a	9.1 a
Kamloops CA	0.6 a	0.0 a	0.6 a	0.3 a	0.3 a	0.7 a	0.0 a	0.0 a	0.5 a	0.4 a
Kamloops Zone 1-South Shore	0.0 a	0.0 a	0.3 a	0.2 a	0.1 a	0.1 a	0.0 a	0.0 a	0.2 a	0.2 a
Kamloops Zone 2-North Shore	3.7 a	0.0 a	1.0 a	0.3 a	0.6 a	1.3 a	0.0 a	0.0 a	0.8 a	0.8 a
Kelowna CMA	0.0 c	0.0 a	0.1 b	0.4 a	0.0 b	0.1 a	0.0 b	0.8 a	0.0 b	0.3 a
Kitimat CA	37.4 a	32.1 a	23.9 a	6.6 a	19.5 d	**	**	**	21.0 a	13.8 c
Nanaimo CA	1.5 a	1.4 a	0.8 a	0.7 a	1.1 a	1.5 a	2.6 c	2.6 c	1.0 a	1.2 a
Parksville CA	0.0 a	0.0 a	0.0 a	0.0 a	0.2 a	0.3 a	0.0 a	0.0 a	0.2 a	0.2 a
Penticton CA	1.4 a	1.5 c	0.6 a	1.7 a	0.8 a	0.4 a	0.0 a	4.4 a	0.8 a	1.1 a
Port Alberni CA	3.6 a	17.0 d	3.7 a	4.3 b	2.8 a	3.0 c	0.0 a	0.0 a	3.2 a	4.6 b
Powell River CA	0.0 a	10.0 a	0.0 a	1.1 a	2.0 a	2.1 a	**	**	0.9 a	1.6 a
Prince George CA	2.7 a	5.4 a	2.5 a	3.1 a	1.8 a	3.2 a	0.6 a	7.1 a	1.9 a	3.9 a
Prince George Zone 1-Downtown	3.5 b	8.1 a	4.0 a	2.4 a	1.8 a	1.9 a	**	0.0 a	2.8 a	2.9 a
Prince George Zone 2-Outlying	1.4 a	1.0 a	1.5 a	3.6 a	1.7 b	3.7 a	0.7 a	8.0 a	1.4 a	4.4 a
Prince Rupert CA	**	4.7 c	10.8 a	7.8 a	19.4 d	10.6 a	9.8 c	2.7 b	15.0 c	8.0 a
Quesnel CA	**	0.0 a	3.8 c	3.3 a	4.3 b	11.9 a	**	0.0 a	3.9 b	8.0 a
Salmon Arm CA	0.0 a	0.0 a	0.0 a	0.6 a	0.0 a	0.0 a	**	**	0.0 a	0.3 a
Squamish CA	0.0 a	0.0 a	0.0 a	0.0 a	0.9 a	1.8 a	**	4.4 a	0.4 a	1.7 a
Summerland D.M.	n/u	n/u	**	**	**	0.0 a	**	**	**	3.0 a
Terrace CA	**	3.6 a	0.9 a	3.7 a	9.9 c	4.0 a	12.5 a	0.0 a	7.3 c	3.6 a
Vancouver CMA	0.5 a	0.4 a	0.7 a	0.5 a	1.0 a	0.7 a	1.2 a	1.3 a	0.7 a	0.5 a
Vernon CA	0.0 a	1.1 a	0.3 a	1.2 a	0.3 a	0.5 a	0.8 a	2.6 a	0.3 a	1.0 a
Victoria CMA	0.8 a	0.6 a	0.6 a	0.5 a	0.4 a	0.3 a	0.7 a	1.3 a	0.5 a	0.5 a
Williams Lake CA	**	8.3 a	0.5 a	2.8 b	2.5 a	0.6 a	**	2.4 a	1.9 a	1.6 a
British Columbia 10,000+	0.9 a	0.8 a	0.9 a	0.8 a	1.2 a	1.4 a	1.3 a	2.0 a	1.0 a	1.0 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.2 Private Apartment Average Rents (\$) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA	520 a	522 a	610 a	627 a	752 a	765 a	841 a	807 a	676 a	696 a
Campbell River CA	453 a	452 a	527 a	558 a	623 a	640 a	695 a	692 a	585 a	606 a
Chilliwack CA	467 a	495 a	573 a	587 a	712 a	746 a	744 a	767 a	634 a	658 a
Courtenay-Comox CA	449 a	511 a	554 a	591 a	655 a	706 a	673 a	700 a	611 a	657 a
Cranbrook CA	378 b	398 b	500 a	538 a	593 a	647 a	688 a	748 a	563 a	611 a
Dawson Creek CA	541 a	589 a	651 a	707 a	792 a	845 a	942 a	1,071 a	699 a	754 a
Duncan-North Cowichan CA	448 a	472 a	548 a	569 a	638 a	669 a	765 a	845 b	586 a	612 a
Fort St. John CA	572 a	576 a	707 a	715 a	833 a	914 a	979 a	991 a	771 a	820 a
Kamloops CA	535 a	564 a	618 a	660 a	732 a	788 a	891 a	928 a	673 a	722 a
Kamloops Zone 1-South Shore	550 a	576 a	646 a	689 a	775 a	834 a	949 a	951 a	706 a	755 a
Kamloops Zone 2-North Shore	461 a	515 a	581 a	621 a	681 a	735 a	694 a	854 a	629 a	679 a
Kelowna CMA	568 a	624 a	715 a	803 a	846 a	967 a	953 a	993 a	785 a	886 a
Kitimat CA	369 a	387 a	410 a	431 a	483 a	539 a	**	**	454 a	489 a
Nanaimo CA	460 a	495 a	581 a	614 a	700 a	750 a	810 a	894 a	625 a	674 a
Parksville CA	443 a	478 a	572 a	606 a	628 a	668 a	759 b	813 b	613 a	653 a
Penticton CA	476 a	506 a	576 a	630 a	688 a	745 a	859 a	838 a	621 a	674 a
Port Alberni CA	407 a	434 a	450 a	464 a	575 a	594 a	633 a	708 a	506 a	519 a
Powell River CA	474 a	406 a	526 a	522 a	596 a	606 a	743 b	**	568 a	563 a
Prince George CA	502 a	517 a	552 a	598 a	642 a	692 a	859 a	839 a	634 a	669 a
Prince George Zone 1-Downtown	519 a	524 a	550 a	591 a	623 a	678 a	736 a	791 a	585 a	627 a
Prince George Zone 2-Outlying	470 a	504 a	553 a	602 a	651 a	698 a	876 a	845 a	660 a	691 a
Prince Rupert CA	436 a	401 a	512 a	534 a	622 a	690 a	608 a	602 a	561 a	591 a
Quesnel CA	367 b	400 a	427 a	462 a	527 a	547 a	**	**	484 a	513 a
Salmon Arm CA	417 a	482 c	555 a	596 a	692 a	680 a	**	**	624 a	633 a
Squamish CA	525 a	553 a	669 a	662 a	768 a	780 a	**	1,144 a	735 a	796 a
Summerland D.M.	n/u	n/u	**	**	**	640 a	n/s	**	632 a	622 a
Terrace CA	417 a	487 a	493 a	536 a	562 a	573 a	633 a	637 a	533 a	556 a
Vancouver CMA	735 a	754 a	846 a	880 a	1,084 a	1,124 a	1,234 a	1,356 a	898 a	937 a
Vernon CA	463 a	485 a	591 a	653 a	702 a	764 a	730 a	802 a	643 a	702 a
Victoria CMA	589 a	626 a	716 a	764 a	907 a	965 a	1,056 a	1,180 a	765 a	818 a
Williams Lake CA	426 c	427 a	502 a	574 a	629 a	672 a	761 b	750 a	591 a	641 a
British Columbia 10,000+	681 a	703 a	784 a	821 a	922 a	969 a	1,048 a	1,144 a	822 a	864 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2008 by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	**	95	43 a	1,716	52 a	1,905	1 a	49	97 a	3,765
Campbell River CA	1 a	36	19 a	369	36 a	574	1 a	38	57 a	1,017
Chilliwack CA	7 a	95	46 a	1,309	35 a	1,188	0 c	60	88 a	2,653
Courtenay-Comox CA	0 a	130	8 a	494	11 a	980	1 a	115	20 a	1,719
Cranbrook CA	0 a	15	3 a	296	8 a	503	0 a	45	11 a	859
Dawson Creek CA	1 a	81	5 a	414	4 a	269	**	30	10 a	794
Duncan-North Cowichan CA	1 a	67	23 a	659	10 a	557	1 a	35	35 a	1,318
Fort St. John CA	7 a	74	50 a	607	90 a	917	0 c	29	147 a	1,628
Kamloops CA	0 a	143	4 a	1,553	10 a	1,514	0 a	86	14 a	3,296
Kamloops Zone 1-South Shore	0 a	116	2 a	885	1 a	818	0 a	66	3 a	1,885
Kamloops Zone 2-North Shore	0 a	27	2 a	668	9 a	696	0 a	20	11 a	1,411
Kelowna CMA	0 a	131	7 a	1,728	2 a	1,927	1 a	118	10 a	3,904
Kitimat CA	12 a	36	14 a	213	**	323	**	**	81 c	585
Nanaimo CA	3 a	232	12 a	1,580	22 a	1,415	3 c	120	40 a	3,348
Parksville CA	0 a	18	0 a	87	1 a	395	0 a	16	1 a	516
Penticton CA	2 c	132	16 a	965	3 a	868	1 a	23	22 a	1,988
Port Alberni CA	11 d	62	19 b	437	11 c	377	0 a	19	41 b	896
Powell River CA	1 a	10	3 a	287	5 a	240	**	36	9 a	573
Prince George CA	14 a	263	35 a	1,131	49 a	1,551	35 a	494	133 a	3,439
Prince George Zone 1-Downtown	13 a	162	11 a	467	9 a	481	0 a	58	33 a	1,168
Prince George Zone 2-Outlying	1 a	101	24 a	664	40 a	1,070	35 a	436	100 a	2,271
Prince Rupert CA	3 c	64	19 a	243	26 a	245	2 b	75	50 a	627
Quesnel CA	0 a	13	7 a	211	38 a	320	0 a	19	45 a	563
Salmon Arm CA	0 a	12	1 a	166	0 a	154	**	**	1 a	340
Squamish CA	0 a	26	0 a	58	2 a	109	2 a	45	4 a	238
Summerland D.M.	n/u	n/u	**	**	0 a	21	**	**	1 a	33
Terrace CA	1 a	28	4 a	107	8 a	202	0 a	22	13 a	359
Vancouver CMA	50 a	11,237	312 a	64,764	167 a	24,864	31 a	2,435	560 a	103,300
Vernon CA	1 a	88	9 a	738	4 a	759	3 a	116	17 a	1,701
Victoria CMA	16 a	2,551	63 a	13,050	21 a	7,208	6 a	446	105 a	23,255
Williams Lake CA	1 a	12	5 b	188	2 a	352	1 a	43	9 a	595
British Columbia 10,000+	133 a	15,653	727 a	93,379	672 a	49,738	90 a	4,539	1,622 a	163,309

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1.1.4 Private Apartment Availability Rates (%)
by Bedroom Type
British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA	4.1 b	**	3.5 a	3.6 b	3.3 a	3.4 a	0.0 d	2.0 a	3.4 a	3.4 a
Campbell River CA	2.4 a	2.8 a	5.1 a	6.8 a	4.2 a	7.5 a	0.0 a	2.6 a	4.3 a	6.9 a
Chilliwack CA	8.0 b	11.6 a	3.7 a	5.5 a	1.9 a	5.0 a	4.9 c	0.0 c	3.1 a	5.4 a
Courtenay-Comox CA	0.8 a	0.0 a	1.9 a	2.0 a	0.9 a	3.1 a	5.8 a	0.9 a	1.5 a	2.4 a
Cranbrook CA	0.0 a	6.7 a	0.3 a	3.0 a	0.0 a	2.4 a	0.0 a	0.0 a	0.1 a	2.6 a
Dawson Creek CA	2.8 a	1.2 a	2.6 a	1.5 a	1.9 a	1.3 a	10.0 a	**	2.7 a	1.3 a
Duncan-North Cowichan CA	4.3 a	1.5 a	4.5 a	5.5 a	2.1 a	5.2 a	2.8 a	2.9 a	3.4 a	5.1 a
Fort St. John CA	**	9.8 a	7.9 a	10.3 a	4.2 a	10.6 a	**	0.0 c	5.8 a	10.2 a
Kamloops CA	0.6 a	0.0 a	0.6 a	0.3 a	0.3 a	0.7 a	0.0 a	0.0 a	0.5 a	0.4 a
Kamloops Zone 1-South Shore	0.0 a	0.0 a	0.3 a	0.2 a	0.1 a	0.1 a	0.0 a	0.0 a	0.2 a	0.2 a
Kamloops Zone 2-North Shore	3.7 a	0.0 a	1.0 a	0.3 a	0.6 a	1.3 a	0.0 a	0.0 a	0.8 a	0.8 a
Kelowna CMA	0.8 d	0.0 a	0.5 a	1.6 a	0.4 a	1.3 a	0.0 b	0.8 a	0.4 a	1.4 a
Kitimat CA	37.4 a	32.1 a	23.9 a	6.6 a	19.5 d	**	**	**	21.0 a	13.8 c
Nanaimo CA	2.9 a	1.8 b	2.0 a	2.1 a	2.3 a	3.6 b	3.4 d	**	2.3 a	2.8 a
Parksville CA	5.6 a	0.0 a	2.2 a	0.0 a	1.2 a	0.8 a	0.0 a	6.3 a	1.5 a	0.8 a
Penticton CA	2.1 a	1.5 c	1.9 a	2.4 a	0.9 a	0.8 a	0.0 a	4.4 a	1.5 a	1.7 a
Port Alberni CA	7.1 a	17.0 d	4.7 a	5.3 a	4.1 a	5.1 b	8.3 a	0.0 a	4.7 a	5.9 a
Powell River CA	0.0 a	10.0 a	0.7 a	1.1 a	3.7 a	2.5 a	**	**	1.9 a	1.8 a
Prince George CA	3.1 b	7.0 a	3.7 a	3.7 a	2.7 a	3.8 a	1.0 a	7.1 a	2.8 a	4.5 a
Prince George Zone 1-Downtown	3.5 b	10.1 a	5.2 a	3.5 a	2.9 a	3.2 a	**	0.0 a	3.7 b	4.1 a
Prince George Zone 2-Outlying	2.3 b	2.0 a	2.7 b	3.9 a	2.6 a	4.0 a	1.2 a	8.0 a	2.3 a	4.7 a
Prince Rupert CA	**	4.7 c	10.8 a	8.6 a	19.4 d	11.4 a	9.8 c	2.7 b	15.0 c	8.6 a
Quesnel CA	**	0.0 a	4.7 c	4.3 a	5.4 a	11.9 a	**	5.3 a	4.8 b	8.5 a
Salmon Arm CA	0.0 a	0.0 a	0.6 a	0.6 a	0.0 a	0.0 a	**	**	0.5 a	0.3 a
Squamish CA	3.7 a	0.0 a	0.0 a	0.0 a	0.9 a	1.8 a	**	4.4 a	1.2 a	1.7 a
Summerland D.M.	n/u	n/u	**	**	**	0.0 a	**	**	**	3.0 a
Terrace CA	**	7.1 a	0.9 a	3.7 a	9.9 c	5.9 a	12.5 a	0.0 a	7.3 c	5.0 a
Vancouver CMA	1.1 a	1.1 a	1.3 a	1.0 a	1.7 a	1.2 a	1.8 a	1.7 a	1.4 a	1.1 a
Vernon CA	0.0 a	1.1 a	0.7 a	2.2 a	0.4 a	1.2 a	2.4 b	2.6 a	0.7 a	1.7 a
Victoria CMA	1.9 a	1.6 a	1.2 a	1.6 a	1.1 a	1.1 a	0.9 a	2.7 a	1.2 a	1.5 a
Williams Lake CA	**	8.3 a	0.5 a	2.8 b	2.5 a	0.9 a	**	2.4 a	1.9 a	1.7 a
British Columbia 10,000+	1.5 a	1.5 a	1.6 a	1.5 a	1.9 a	2.1 a	2.0 a	2.5 a	1.7 a	1.7 a

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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08	to Oct-07	to Oct-08
Abbotsford CMA	3.6 c	**	5.0 c	3.7 c	4.8 c	4.1 c	**	++	4.8 c	4.1 c
Campbell River CA	5.9 c	2.6 a	4.7 b	5.1 a	6.9 a	3.3 b	4.2 a	-3.2 a	6.3 a	4.1 a
Chilliwack CA	n/u	5.5 a	n/u	3.0 a	n/u	3.4 a	n/u	5.7 d	n/u	3.2 a
Courtenay-Comox CA	6.7 b	8.3 a	5.5 a	6.2 a	6.9 a	7.7 a	9.8 a	4.0 a	6.8 a	7.9 a
Cranbrook CA	4.0 c	2.7 b	6.1 a	8.7 a	5.1 a	8.1 a	3.9 a	3.9 a	5.7 a	8.1 a
Dawson Creek CA	22.5 a	11.2 d	24.2 d	10.3 c	24.0 d	7.3 c	41.6 a	**	23.1 a	11.0 c
Duncan-North Cowichan CA	1.9 a	6.4 a	9.7 a	4.7 a	7.8 a	4.3 a	7.9 a	**	9.0 a	4.6 a
Fort St. John CA	**	**	8.2 a	1.8 a	8.1 a	3.9 b	**	**	8.3 a	2.9 a
Kamloops CA	4.6 a	7.0 b	10.1 a	7.5 a	8.4 a	8.0 a	8.9 a	10.8 a	8.9 a	7.6 a
Kamloops Zone 1-South Shore	6.6 a	4.1 c	10.0 a	7.3 a	8.0 a	7.6 a	12.2 a	7.8 a	8.7 a	7.1 a
Kamloops Zone 2-North Shore	-0.5 a	13.9 a	10.1 a	7.6 a	8.9 a	8.4 a	-0.4 a	19.5 a	9.2 a	8.2 a
Kelowna CMA	5.6 b	5.6 d	7.9 b	8.1 a	7.0 a	8.4 a	**	**	7.6 a	8.2 a
Kitimat CA	-7.7 a	18.1 a	-0.6 a	**	++	7.6 c	**	**	++	6.8 b
Nanaimo CA	++	7.9 b	2.1 b	8.9 a	1.5 b	8.2 a	++	18.1 a	2.1 a	7.7 a
Parksville CA	1.4 a	3.3 a	7.0 a	4.5 a	3.3 c	5.0 a	**	**	3.2 b	4.7 a
Penticton CA	2.7 c	8.0 b	4.4 b	7.5 b	4.2 b	7.7 b	6.2 a	4.3 a	4.4 b	7.3 b
Port Alberni CA	5.9 a	9.2 b	6.5 a	5.3 b	7.2 a	4.4 c	4.8 a	4.5 a	7.7 a	4.9 b
Powell River CA	32.7 a	-9.8 a	9.7 a	1.5 a	9.9 a	**	**	**	10.6 a	++
Prince George CA	6.4 c	**	5.3 b	7.3 b	5.3 b	5.1 b	17.5 a	-0.8 d	5.6 b	5.1 b
Prince George Zone 1-Downtown	5.0 b	6.7 c	4.6 b	5.2 a	4.8 c	5.9 b	**	**	4.9 b	5.5 a
Prince George Zone 2-Outlying	**	++	5.7 c	8.4 b	5.5 c	4.6 b	14.0 a	-3.2 a	6.0 b	4.9 b
Prince Rupert CA	**	2.6 c	++	7.9 b	**	10.1 c	**	++	3.2 d	7.6 b
Quesnel CA	**	6.3 a	6.2 c	9.6 b	9.1 a	4.2 c	**	**	8.3 b	5.8 c
Salmon Arm CA	2.5 a	**	4.1 a	6.5 a	3.8 b	5.4 a	**	**	4.4 a	5.6 a
Squamish CA	6.1 a	9.5 a	6.7 a	1.9 a	13.3 a	4.0 a	**	4.9 a	12.5 a	8.9 a
Summerland D.M.	n/u	n/u	**	**	**	**	**	**	**	**
Terrace CA	**	9.0 a	9.1 b	9.3 a	8.2 b	++	8.6 a	-3.9 a	7.1 b	3.9 a
Vancouver CMA	4.7 b	3.6 b	4.4 a	4.2 a	5.5 a	4.6 a	4.8 c	5.8 d	4.6 a	4.3 a
Vernon CA	5.7 a	6.2 a	6.4 a	10.8 a	7.5 a	9.6 a	3.4 d	**	7.1 a	9.8 a
Victoria CMA	6.7 a	5.5 a	5.4 a	6.8 a	4.5 a	6.8 a	5.6 c	12.6 d	5.0 a	6.9 a
Williams Lake CA	**	49.8 a	5.0 b	13.9 c	4.5 c	12.6 c	**	8.5 a	4.8 c	13.4 c
British Columbia 10,000+	5.1 a	4.5 a	5.0 a	5.1 a	5.5 a	5.3 a	5.5 b	6.9 b	5.1 a	5.1 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

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a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA	n/u	n/u	**	**	**	**	16.5 a	21.6 a	7.1 a	8.4 a
Campbell River CA	**	**	2.2 a	2.2 a	0.7 a	1.7 a	0.0 a	5.0 a	0.9 a	2.4 a
Chilliwack CA	**	**	**	**	1.1 a	1.1 a	2.7 a	3.6 a	2.1 a	1.7 a
Courtenay-Cornox CA	n/u	n/u	**	n/u	1.9 a	1.5 a	0.0 a	0.0 a	1.1 a	0.9 a
Cranbrook CA	**	n/s	0.0 a	**	**	**	0.0 a	3.9 a	0.0 b	1.8 a
Dawson Creek CA	n/u	n/u	**	**	3.2 a	3.2 a	**	1.9 a	1.5 a	2.4 a
Duncan-North Cowichan CA	n/u	n/u	1.7 a	10.0 a	4.3 a	4.3 a	1.4 a	2.7 a	2.5 a	5.4 a
Fort St. John CA	n/u	n/u	10.3 c	**	3.0 a	3.9 c	3.0 b	4.8 b	3.9 a	4.8 c
Kamloops CA	**	**	0.0 a	0.0 a	1.0 a	0.0 a	0.8 a	0.4 a	0.8 a	0.2 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	0.8 a	0.0 a	0.0 a	0.9 a	0.4 a	0.4 a
Kamloops Zone 2-North Shore	**	**	0.0 a	0.0 a	1.6 a	0.0 a	1.4 a	0.0 a	1.3 a	0.0 a
Kelowna CMA	n/u	n/u	4.1 a	0.0 a	1.0 a	0.3 a	1.1 a	0.0 a	1.2 a	0.2 a
Kitimat CA	n/u	n/u	n/u	n/u	44.4 a	**	16.0 a	19.7 d	26.0 a	22.0 d
Nanaimo CA	12.5 a	**	0.0 a	**	2.9 a	0.8 a	3.1 a	7.7 a	3.1 a	3.3 b
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	0.0 a	1.0 a	0.0 a	**	0.0 a	1.1 a
Port Alberni CA	**	**	**	**	0.0 a	0.0 a	2.0 a	4.2 a	1.3 a	4.7 a
Powell River CA	n/u	n/u	**	**	**	**	**	**	**	**
Prince George CA	**	**	0.0 a	**	1.4 d	1.3 a	1.7 a	2.3 a	1.3 a	1.6 a
Prince George Zone 1-Downtown	**	**	**	**	**	**	0.9 a	3.6 a	0.6 b	2.3 a
Prince George Zone 2-Outlying	n/u	n/u	**	**	2.9 a	3.0 a	3.1 a	0.0 a	2.3 a	0.8 a
Prince Rupert CA	n/u	n/u	**	**	**	**	**	12.3 a	**	9.8 a
Quesnel CA	n/u	n/u	8.4 a	**	**	**	9.9 c	5.7 b	9.3 c	4.5 d
Salmon Arm CA	n/u	n/u	**	**	**	**	**	**	0.0 a	0.0 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	0.0 a	2.9 a	0.0 a	2.3 a
Summerland D.M.	**	**	0.0 a	0.0 a	0.0 a	0.0 a	**	**	0.0 a	0.0 a
Terrace CA	n/u	n/u	**	**	0.0 a	4.1 d	2.9 a	**	1.3 a	2.9 c
Vancouver CMA	**	**	0.0 b	0.0 c	1.3 a	1.2 a	1.7 c	1.6 a	1.5 b	1.4 a
Vernon CA	**	**	0.0 a	0.0 c	0.0 a	0.0 c	0.0 c	0.0 a	0.5 a	0.0 b
Victoria CMA	**	**	0.8 a	0.0 a	0.0 a	0.0 a	0.5 a	0.3 a	0.4 a	0.1 a
Williams Lake CA	n/u	n/u	**	0.0 a	0.0 d	1.7 a	2.1 c	0.7 a	1.4 a	1.0 a
British Columbia 10,000+	4.4 d	1.2 a	1.8 a	2.0 b	1.6 a	1.4 a	2.4 a	2.7 a	2.1 a	2.1 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.2 Private Row (Townhouse) Average Rents (\$) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA	n/u	n/u	**	**	**	**	1,089 a	1,130 a	869 a	894 a
Campbell River CA	**	**	519 a	558 a	613 a	643 a	662 a	699 a	601 a	633 a
Chilliwack CA	**	**	**	**	665 a	699 a	940 a	973 a	750 a	757 a
Courtenay-Comox CA	n/u	n/u	**	n/u	672 a	706 a	789 a	786 a	717 a	740 a
Cranbrook CA	n/s	n/s	531 a	558 a	655 a	742 a	692 a	747 a	668 a	733 a
Dawson Creek CA	n/u	n/u	**	**	901 a	1,005 a	1,045 a	1,144 a	968 a	1,071 a
Duncan-North Cowichan CA	n/u	n/u	546 a	582 a	651 a	680 a	819 a	892 a	678 a	728 a
Fort St. John CA	n/u	n/u	702 a	744 b	943 a	958 a	1,065 a	1,065 a	973 a	1,001 a
Kamloops CA	**	**	472 a	479 a	803 a	840 a	973 a	1,052 a	877 a	933 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	860 a	912 a	1,189 a	1,223 a	1,007 a	1,049 a
Kamloops Zone 2-North Shore	**	**	459 a	472 a	680 a	676 a	805 a	917 a	737 a	805 a
Kelowna CMA	n/u	n/u	571 b	608 b	834 a	920 b	1,048 a	1,164 b	875 a	958 b
Kitimat CA	n/u	n/u	n/u	n/u	442 a	494 b	528 a	575 a	492 a	556 a
Nanaimo CA	434 a	529 b	564 a	607 b	753 a	798 a	849 a	913 a	751 a	809 a
Parksville CA	n/u	n/u	**	**	**	**	n/s	n/s	**	**
Penticton CA	**	**	**	**	767 a	784 a	903 a	1,148 c	804 a	897 b
Port Alberni CA	**	**	**	**	653 a	581 a	692 a	729 a	656 a	663 a
Powell River CA	n/u	n/u	**	**	**	**	**	**	**	**
Prince George CA	**	**	635 a	659 b	597 a	647 a	713 a	771 a	669 a	720 a
Prince George Zone 1-Downtown	**	**	**	**	605 a	668 a	656 a	736 a	620 a	693 a
Prince George Zone 2-Outlying	n/u	n/u	**	**	588 a	616 b	813 a	**	737 a	758 a
Prince Rupert CA	n/u	n/u	**	**	**	**	787 a	700 a	715 c	663 a
Quesnel CA	n/u	n/u	**	**	579 b	570 b	608 a	626 a	591 a	612 a
Salmon Arm CA	n/u	n/u	**	**	**	**	n/s	**	**	706 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	796 a	733 b	793 a	731 a
Summerland D.M.	**	**	485 a	504 a	609 a	675 a	**	**	544 a	587 a
Terrace CA	n/u	n/u	**	**	585 a	566 a	599 a	618 a	587 a	583 a
Vancouver CMA	**	1,022 a	853 a	765 a	1,241 a	1,314 a	1,344 a	1,364 a	1,291 a	1,318 a
Vernon CA	**	**	539 a	569 a	715 a	777 a	770 a	886 a	682 a	752 a
Victoria CMA	**	**	648 a	680 a	948 a	962 a	1,381 a	1,439 a	1,114 a	1,157 a
Williams Lake CA	n/u	n/u	385 b	412 a	565 b	605 b	696 a	827 b	640 a	740 b
British Columbia 10,000+	482 a	784 a	612 a	622 a	883 a	937 a	1,093 a	1,143 a	965 a	1,016 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	n/u	n/u	**	**	**	**	22 a	102	22 a	262
Campbell River CA	**	**	1 a	45	2 a	119	2 a	40	5 a	207
Chilliwack CA	**	**	**	**	1 a	94	2 a	56	3 a	176
Courtenay-Comox CA	n/u	n/u	n/u	n/u	3 a	200	0 a	135	3 a	335
Cranbrook CA	n/s	n/s	**	14	**	106	4 a	102	4 a	222
Dawson Creek CA	n/u	n/u	**	**	3 a	94	2 a	108	5 a	205
Duncan-North Cowichan CA	n/u	n/u	6 a	60	3 a	69	2 a	74	11 a	203
Fort St. John CA	n/u	n/u	**	30	8 c	210	13 b	264	24 c	503
Kamloops CA	**	**	0 a	22	0 a	185	1 a	256	1 a	465
Kamloops Zone 1-South Shore	n/u	n/u	**	**	0 a	132	1 a	111	1 a	245
Kamloops Zone 2-North Shore	**	**	0 a	20	0 a	53	0 a	145	0 a	220
Kelowna CMA	n/u	n/u	0 a	25	1 a	290	0 a	86	1 a	401
Kitimat CA	n/u	n/u	n/u	n/u	**	20	13 d	64	19 d	84
Nanaimo CA	**	7	**	15	1 a	130	5 a	67	7 b	219
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	1 a	123	**	71	2 a	212
Port Alberni CA	**	**	**	**	0 a	38	4 a	96	7 a	149
Powell River CA	n/u	n/u	**	**	**	**	**	**	**	**
Prince George CA	**	**	**	50	1 a	78	4 a	180	5 a	310
Prince George Zone 1-Downtown	**	**	**	**	**	45	4 a	115	4 a	179
Prince George Zone 2-Outlying	n/u	n/u	**	**	1 a	33	0 a	65	1 a	131
Prince Rupert CA	n/u	n/u	**	**	**	**	8 a	65	8 a	82
Quesnel CA	n/u	n/u	**	**	**	29	8 b	134	8 d	169
Salmon Arm CA	n/u	n/u	**	**	**	**	**	**	0 a	19
Squamish CA	n/u	n/u	n/u	n/u	**	**	1 a	34	1 a	44
Summerland D.M.	**	**	0 a	37	0 a	35	**	**	0 a	74
Terrace CA	n/u	n/u	**	**	3 d	84	**	66	5 c	154
Vancouver CMA	**	48	0 c	133	10 a	882	32 a	2,031	42 a	3,095
Vernon CA	**	**	0 c	60	0 c	54	0 a	81	0 b	199
Victoria CMA	**	**	0 a	120	0 a	194	1 a	362	1 a	693
Williams Lake CA	n/u	n/u	0 a	13	1 a	60	1 a	134	2 a	207
British Columbia 10,000+	1 a	89	16 b	769	45 a	3,274	124 a	4,617	186 a	8,749

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2.1.4 Private Row (Townhouse) Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA	n/u	n/u	**	**	**	**	17.4 a	22.5 a	7.4 a	8.8 a
Campbell River CA	**	**	2.2 a	2.2 a	1.5 a	2.5 a	0.0 a	7.5 a	1.4 a	3.4 a
Chilliwack CA	**	**	**	**	2.1 a	5.3 a	2.7 a	3.6 a	2.6 a	4.0 a
Courtenay-Coomox CA	n/u	n/u	**	n/u	3.3 a	2.0 a	1.4 a	0.0 a	2.6 a	1.2 a
Cranbrook CA	**	n/s	0.0 a	**	**	1.9 c	0.0 a	3.9 a	0.0 b	2.7 a
Dawson Creek CA	n/u	n/u	**	**	3.2 a	5.3 a	**	1.9 a	1.5 a	3.4 a
Duncan-North Cowichan CA	n/u	n/u	1.7 a	10.0 a	7.1 a	4.3 a	4.1 a	6.8 a	4.4 a	6.9 a
Fort St. John CA	n/u	n/u	12.1 c	**	3.5 b	4.4 c	3.4 b	6.6 b	4.5 a	6.4 c
Kamloops CA	**	**	0.0 a	0.0 a	1.0 a	0.0 a	1.6 a	0.4 a	1.3 a	0.2 a
Kamloops Zone 1-South Shore	n/u	n/u	**	**	0.8 a	0.0 a	0.0 a	0.9 a	0.4 a	0.4 a
Kamloops Zone 2-North Shore	**	**	0.0 a	0.0 a	1.6 a	0.0 a	2.8 a	0.0 a	2.2 a	0.0 a
Kelowna CMA	n/u	n/u	4.1 a	0.0 a	1.0 a	1.7 a	2.1 a	0.0 a	1.4 a	1.2 a
Kitimat CA	n/u	n/u	n/u	n/u	44.4 a	**	16.0 a	19.7 d	26.0 a	22.0 d
Nanaimo CA	12.5 a	**	0.0 a	**	5.1 a	4.7 b	7.8 a	12.3 a	5.7 a	7.0 a
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	0.8 a	1.9 c	1.5 a	**	1.0 a	1.7 c
Port Alberni CA	**	**	**	**	0.0 a	2.6 a	5.1 a	4.2 a	3.3 a	5.4 a
Powell River CA	n/u	n/u	**	**	**	**	**	**	**	**
Prince George CA	**	**	0.0 a	**	1.4 d	5.1 b	3.4 a	3.4 a	2.3 a	3.6 b
Prince George Zone 1-Downtown	**	**	**	**	**	2.2 b	0.9 a	5.4 a	0.6 b	4.6 b
Prince George Zone 2-Outlying	n/u	n/u	**	**	2.9 a	9.1 a	7.7 a	0.0 a	4.6 a	2.3 a
Prince Rupert CA	n/u	n/u	**	**	**	**	**	13.8 a	**	11.0 a
Quesnel CA	n/u	n/u	8.4 a	**	**	**	9.9 c	5.7 b	9.3 c	4.5 d
Salmon Arm CA	n/u	n/u	**	**	**	**	**	**	0.0 a	0.0 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	0.0 a	2.9 a	0.0 a	2.3 a
Summerland D.M.	**	**	0.0 a	0.0 a	0.0 a	0.0 a	**	**	0.0 a	0.0 a
Terrace CA	n/u	n/u	**	**	0.0 a	5.4 d	2.9 a	**	1.3 a	4.4 d
Vancouver CMA	**	**	1.4 a	0.0 c	1.6 b	1.6 b	1.8 b	2.4 a	1.7 b	2.0 a
Vernon CA	**	**	0.0 a	0.0 c	0.0 a	0.0 c	0.0 c	1.3 a	0.5 a	0.5 a
Victoria CMA	**	**	0.8 a	0.0 a	0.5 a	0.0 a	1.9 a	0.6 a	1.3 a	0.3 a
Williams Lake CA	n/u	n/u	**	0.0 a	0.0 d	1.7 a	2.1 c	1.5 a	1.4 a	1.4 a
British Columbia 10,000+	4.4 d	1.2 a	2.2 a	2.5 b	2.1 a	2.3 a	3.0 a	3.5 a	2.6 a	2.9 a

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
	to	to	to	to	to	to	to	to	to	to
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA	n/u	n/u	**	**	**	**	**	**	**	**
Campbell River CA	**	**	2.9 a	8.3 a	2.0 a	6.3 a	3.0 a	6.2 a	2.7 a	6.3 a
Chilliwack CA	n/u	**	n/u	**	n/u	5.4 a	n/u	7.6 a	n/u	4.9 a
Courtenay-Comox CA	n/u	n/u	**	n/u	6.3 a	3.8 d	4.1 a	3.8 b	6.4 a	4.3 a
Cranbrook CA	**	**	**	**	**	**	8.6 a	11.3 c	9.7 a	9.6 b
Dawson Creek CA	n/u	n/u	**	**	38.0 a	11.5 c	**	10.5 a	40.9 a	11.1 a
Duncan-North Cowichan CA	n/u	n/u	10.2 a	7.1 a	8.8 a	4.3 a	**	7.3 a	7.0 a	6.0 a
Fort St. John CA	n/u	n/u	**	**	++	**	++	++	++	++
Kamloops CA	**	**	-1.2 a	2.5 a	9.2 a	3.3 d	5.1 a	7.5 c	6.9 a	6.2 b
Kamloops Zone 1-South Shore	n/u	n/u	**	**	8.3 a	4.2 c	7.5 a	4.5 d	8.7 a	4.6 c
Kamloops Zone 2-North Shore	**	**	-3.5 a	3.4 a	11.1 a	1.4 a	2.4 a	11.2 d	4.8 a	8.1 c
Kelowna CMA	n/u	n/u	**	**	10.0 c	9.3 c	16.3 d	6.0 c	10.6 d	8.0 b
Kitimat CA	n/u	n/u	n/u	n/u	10.0 a	**	++	**	**	**
Nanaimo CA	-2.3 a	**	8.6 a	**	2.3 a	6.4 a	1.9 a	7.3 a	2.0 a	6.6 a
Parksville CA	n/u	n/u	**	**	**	**	**	**	**	**
Penticton CA	**	**	**	**	2.8 a	++	7.6 a	**	8.3 a	++
Port Alberni CA	**	**	**	**	16.8 a	-11.7 a	16.5 a	3.8 a	15.2 a	2.9 a
Powell River CA	n/u	n/u	**	**	**	**	**	**	**	**
Prince George CA	**	**	4.5 a	**	**	**	**	8.1 a	6.5 a	6.6 a
Prince George Zone 1-Downtown	**	**	**	**	**	**	**	11.6 a	**	**
Prince George Zone 2-Outlying	n/u	n/u	**	**	13.9 a	**	1.3 a	**	4.2 a	1.4 d
Prince Rupert CA	n/u	n/u	**	**	**	**	**	**	**	**
Quesnel CA	n/u	n/u	**	**	**	**	16.7 d	++	**	++
Salmon Arm CA	n/u	n/u	**	**	**	**	**	**	**	9.6 a
Squamish CA	n/u	n/u	n/u	n/u	**	**	0.8 a	**	1.9 a	**
Summerland D.M.	**	**	1.6 a	4.3 a	**	**	**	**	4.4 a	5.8 a
Terrace CA	n/u	n/u	**	**	0.1 a	++	3.0 a	**	1.8 a	++
Vancouver CMA	**	3.1 a	1.5 c	**	**	**	3.8 d	3.6 b	4.0 d	2.3 c
Vernon CA	**	**	9.9 a	4.5 b	12.4 a	5.8 b	**	14.2 c	6.7 a	10.2 c
Victoria CMA	**	**	4.2 a	6.5 b	3.9 a	4.9 d	6.5 a	3.4 a	5.1 a	4.1 b
Williams Lake CA	n/u	n/u	**	4.3 a	**	**	**	**	**	19.1 d
British Columbia 10,000+	++	8.5 c	4.2 a	5.6 a	7.1 b	4.6 b	7.6 b	5.3 a	7.1 a	4.5 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%)**by Bedroom Type****British Columbia**

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA	3.3 b	**	2.2 a	2.4 a	1.8 a	2.6 a	12.1 c	15.2 a	2.4 a	3.0 a
Campbell River CA	2.2 a	2.6 a	4.3 a	4.8 a	2.5 a	5.5 a	0.0 a	3.8 a	3.0 a	5.1 a
Chilliwack CA	4.6 c	7.3 a	2.1 a	3.5 a	0.7 a	2.8 a	1.4 a	1.7 b	1.5 a	3.2 a
Courtenay-Comox CA	0.8 a	0.0 a	0.8 a	1.6 a	0.5 a	1.2 a	0.8 a	0.4 a	0.6 a	1.1 a
Cranbrook CA	0.0 a	0.0 c	0.3 a	1.0 a	0.0 b	1.3 a	0.0 a	2.7 a	0.1 a	1.4 a
Dawson Creek CA	2.8 a	1.2 a	2.6 a	1.2 a	2.2 a	1.8 b	2.2 a	1.4 a	2.4 a	1.5 a
Duncan-North Cowichan CA	0.0 a	1.5 a	2.6 a	4.0 a	1.7 a	2.1 a	1.8 a	2.8 a	2.1 a	3.0 a
Fort St. John CA	**	9.8 a	6.2 a	8.4 a	2.4 a	8.7 a	3.5 b	4.3 b	3.9 a	8.0 a
Kamloops CA	0.6 a	0.0 a	0.6 a	0.3 a	0.4 a	0.6 a	0.6 a	0.3 a	0.5 a	0.4 a
Kamloops Zone 1-South Shore	0.0 a	0.0 a	0.3 a	0.2 a	0.2 a	0.1 a	0.0 a	0.6 a	0.2 a	0.2 a
Kamloops Zone 2-North Shore	3.4 a	0.0 a	1.0 a	0.3 a	0.7 a	1.2 a	1.2 a	0.0 a	0.9 a	0.7 a
Kelowna CMA	0.0 c	0.0 a	0.1 a	0.4 a	0.1 a	0.1 a	0.4 a	0.5 a	0.1 a	0.3 a
Kitimat CA	37.4 a	32.1 a	23.9 a	6.6 a	21.4 d	17.8 d	10.4 a	**	21.5 a	14.8 c
Nanaimo CA	1.8 b	1.7 b	0.7 a	0.7 a	1.2 a	1.5 a	2.8 b	4.4 c	1.1 a	1.3 a
Parksville CA	0.0 a	0.0 a	0.0 a	0.0 b	0.2 a	0.2 a	0.0 a	0.0 a	0.2 a	0.2 a
Penticton CA	1.4 a	1.5 a	0.6 a	1.8 a	0.7 a	0.4 a	0.0 a	**	0.7 a	1.1 a
Port Alberni CA	3.5 a	16.7 d	3.6 a	4.9 b	2.6 a	2.7 b	1.6 a	3.5 a	3.0 a	4.6 a
Powell River CA	0.0 a	10.0 a	0.0 a	1.1 a	1.9 a	2.0 a	**	**	0.8 a	1.5 a
Prince George CA	2.7 a	5.3 a	2.4 a	3.0 a	1.7 a	3.1 a	0.9 a	5.8 a	1.9 a	3.7 a
Prince George Zone 1-Downtown	3.5 b	8.0 a	3.8 a	2.3 a	1.7 b	1.8 a	0.6 a	2.4 a	2.5 a	2.8 a
Prince George Zone 2-Outlying	1.4 a	1.0 a	1.4 a	3.4 a	1.8 b	3.7 a	1.0 a	7.0 a	1.5 a	4.2 a
Prince Rupert CA	**	4.7 c	10.9 a	7.6 a	18.5 d	10.2 a	12.7 d	7.1 b	14.7 c	8.2 a
Quesnel CA	**	0.0 a	4.0 c	3.2 b	4.6 b	10.9 c	**	5.0 b	5.2 b	7.2 a
Salmon Arm CA	0.0 a	0.0 a	0.0 a	0.6 a	0.0 a	0.0 a	0.0 a	0.0 a	0.0 a	0.3 a
Squamish CA	0.0 a	0.0 a	0.0 a	0.0 a	0.8 a	1.7 a	0.0 a	3.8 a	0.3 a	1.8 a
Summerland D.M.	**	**	0.0 a	0.0 a	0.0 c	0.0 a	**	**	0.0 c	0.9 a
Terrace CA	**	3.6 a	0.9 a	4.6 a	7.0 c	4.0 b	5.4 a	0.0 c	5.5 b	3.4 b
Vancouver CMA	0.5 a	0.4 a	0.7 a	0.5 a	1.0 a	0.7 a	1.4 a	1.4 a	0.8 a	0.6 a
Vernon CA	1.1 a	1.1 a	0.3 a	1.1 a	0.3 a	0.5 a	0.5 a	1.5 a	0.3 a	0.9 a
Victoria CMA	0.8 a	0.6 a	0.6 a	0.5 a	0.4 a	0.3 a	0.6 a	0.9 a	0.5 a	0.4 a
Williams Lake CA	**	8.3 a	0.5 a	2.6 b	2.2 a	0.7 a	2.5 c	1.2 a	1.8 a	1.4 a
British Columbia 10,000+	0.9 a	0.8 a	0.9 a	0.8 a	1.2 a	1.4 a	1.8 a	2.3 a	1.0 a	1.1 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA	520 a	522 a	611 a	628 a	753 a	766 a	1,020 a	1,032 a	689 a	709 a
Campbell River CA	454 a	455 a	526 a	558 a	621 a	641 a	678 a	695 a	588 a	610 a
Chilliwack CA	467 a	494 a	571 a	586 a	708 a	742 a	852 a	868 a	642 a	664 a
Courtenay-Comox CA	449 a	511 a	553 a	591 a	658 a	706 a	736 a	747 a	628 a	670 a
Cranbrook CA	378 b	398 b	501 a	539 a	603 a	664 a	691 a	747 a	585 a	636 a
Dawson Creek CA	541 a	589 a	649 a	705 a	821 a	886 a	1,021 a	1,127 a	754 a	819 a
Duncan-North Cowichan CA	448 a	472 a	547 a	570 a	639 a	670 a	801 a	878 a	598 a	628 a
Fort St. John CA	572 a	576 a	706 a	716 a	858 a	923 a	1,057 a	1,058 a	825 a	863 a
Kamloops CA	532 a	561 a	616 a	657 a	740 a	794 a	951 a	1,020 a	699 a	748 a
Kamloops Zone 1-South Shore	550 a	576 a	646 a	688 a	787 a	845 a	1,096 a	1,121 a	740 a	788 a
Kamloops Zone 2-North Shore	454 a	504 a	578 a	616 a	681 a	730 a	791 a	909 a	644 a	696 a
Kelowna CMA	568 a	624 a	714 a	800 a	845 a	961 a	994 a	1,069 a	794 a	893 a
Kitimat CA	369 a	387 a	410 a	431 a	480 a	536 a	516 a	560 a	458 a	497 a
Nanaimo CA	460 a	496 a	580 a	614 a	705 a	754 a	824 a	900 a	633 a	682 a
Parksville CA	443 a	478 a	557 a	569 a	625 a	663 a	759 b	813 b	606 a	639 a
Penticton CA	475 a	505 a	578 a	631 a	698 a	750 a	894 a	1,073 b	638 a	695 a
Port Alberni CA	409 a	436 a	449 a	463 a	581 a	593 a	681 a	726 a	527 a	540 a
Powell River CA	474 a	406 a	526 a	522 a	591 a	606 a	714 b	663 b	567 a	563 a
Prince George CA	501 a	516 a	556 a	600 a	640 a	690 a	822 a	821 a	637 a	674 a
Prince George Zone 1-Downtown	517 a	522 a	548 a	589 a	622 a	677 a	684 a	755 a	589 a	636 a
Prince George Zone 2-Outlying	470 a	504 a	561 a	608 a	649 a	695 a	868 a	844 a	664 a	695 a
Prince Rupert CA	436 a	401 a	505 a	531 a	622 a	687 a	704 b	648 a	579 a	599 a
Quesnel CA	367 b	400 a	426 a	461 a	531 a	548 a	608 a	630 a	511 a	535 a
Salmon Arm CA	417 a	482 c	553 a	595 a	693 a	683 a	**	**	625 a	637 a
Squamish CA	525 a	553 a	669 a	662 a	768 a	776 a	868 a	962 b	746 a	786 a
Summerland D.M.	**	**	501 a	503 a	639 a	661 a	**	**	571 a	597 a
Terrace CA	417 a	487 a	490 a	530 a	569 a	570 a	608 a	623 a	549 a	566 a
Vancouver CMA	735 a	755 a	846 a	880 a	1,090 a	1,131 a	1,286 a	1,359 a	908 a	948 a
Vernon CA	463 a	491 a	587 a	647 a	702 a	765 a	746 a	839 a	646 a	707 a
Victoria CMA	589 a	625 a	715 a	764 a	908 a	964 a	1,210 a	1,303 a	775 a	828 a
Williams Lake CA	426 c	427 a	495 a	561 a	621 a	663 a	708 a	810 a	603 a	667 a
British Columbia 10,000+	681 a	703 a	783 a	820 a	919 a	967 a	1,071 a	1,144 a	829 a	871 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2008 by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Abbotsford CMA	**	95	43 a	1,760	52 a	2,021	23 a	151	119 a	4,027
Campbell River CA	1 a	39	20 a	414	38 a	693	3 a	78	62 a	1,224
Chilliwack CA	7 a	96	46 a	1,334	36 a	1,282	2 b	116	91 a	2,829
Courtenay-Comox CA	0 a	130	8 a	494	14 a	1,180	1 a	250	23 a	2,054
Cranbrook CA	0 c	15	3 a	310	8 a	609	4 a	147	15 a	1,081
Dawson Creek CA	1 a	81	5 a	417	7 b	363	2 a	138	15 a	999
Duncan-North Cowichan CA	1 a	67	29 a	719	13 a	626	3 a	109	46 a	1,521
Fort St. John CA	7 a	74	53 a	637	98 a	1,127	13 b	293	171 a	2,131
Kamloops CA	0 a	145	4 a	1,575	10 a	1,699	1 a	342	15 a	3,761
Kamloops Zone 1-South Shore	0 a	116	2 a	887	1 a	950	1 a	177	4 a	2,130
Kamloops Zone 2-North Shore	0 a	29	2 a	688	9 a	749	0 a	165	11 a	1,631
Kelowna CMA	0 a	131	7 a	1,753	3 a	2,217	1 a	204	11 a	4,305
Kitimat CA	12 a	36	14 a	213	61 d	344	**	77	99 c	669
Nanaimo CA	4 b	240	12 a	1,596	23 a	1,545	8 c	187	47 a	3,567
Parksville CA	0 a	18	0 b	108	1 a	414	0 a	19	1 a	559
Penticton CA	2 a	134	17 a	981	4 a	991	**	94	24 a	2,200
Port Alberni CA	11 d	63	22 b	451	11 b	415	4 a	115	48 a	1,045
Powell River CA	1 a	10	3 a	288	5 a	252	**	40	9 a	590
Prince George CA	14 a	265	35 a	1,181	50 a	1,629	39 a	674	139 a	3,749
Prince George Zone 1-Downtown	13 a	164	11 a	484	9 a	526	4 a	173	38 a	1,347
Prince George Zone 2-Outlying	1 a	101	24 a	697	41 a	1,103	35 a	501	101 a	2,402
Prince Rupert CA	3 c	64	19 a	251	26 a	254	10 b	140	58 a	709
Quesnel CA	0 a	13	7 b	217	38 c	349	8 b	153	53 a	732
Salmon Arm CA	0 a	12	1 a	168	0 a	167	0 a	12	1 a	359
Squamish CA	0 a	26	0 a	58	2 a	119	3 a	79	5 a	282
Summerland D.M.	**	**	0 a	47	0 a	56	**	**	1 a	107
Terrace CA	1 a	28	5 a	112	11 b	286	0 c	88	18 b	513
Vancouver CMA	50 a	11,285	312 a	64,898	177 a	25,746	63 a	4,466	602 a	106,395
Vernon CA	1 a	92	9 a	798	4 a	813	3 a	197	17 a	1,900
Victoria CMA	16 a	2,568	63 a	13,170	21 a	7,402	7 a	808	106 a	23,948
Williams Lake CA	1 a	12	5 b	201	3 a	412	2 a	177	11 a	802
British Columbia 10,000+	134 a	15,742	743 a	94,149	717 a	53,012	214 a	9,156	1,808 a	172,058

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** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA	4.1 b	**	3.4 a	3.5 b	3.1 a	3.2 a	12.8 c	15.9 a	3.6 a	3.8 a
Campbell River CA	2.2 a	2.6 a	4.8 a	6.3 a	3.7 a	6.6 a	0.0 a	5.1 a	3.8 a	6.3 a
Chilliwack CA	7.9 b	11.5 a	3.7 a	5.4 a	2.0 a	5.0 a	3.7 b	1.7 b	3.1 a	5.3 a
Courtenay-Comox CA	0.8 a	0.0 a	1.9 a	2.0 a	1.3 a	2.9 a	3.5 a	0.4 a	1.7 a	2.2 a
Cranbrook CA	0.0 a	**	0.3 a	2.9 a	0.0 b	2.3 a	0.0 a	2.7 a	0.1 a	2.6 a
Dawson Creek CA	2.8 a	1.2 a	2.6 a	1.5 a	2.2 a	2.3 a	2.2 a	1.4 a	2.4 a	1.8 a
Duncan-North Cowichan CA	4.3 a	1.5 a	4.2 a	5.8 a	2.6 a	5.1 a	3.6 a	5.5 a	3.5 a	5.3 a
Fort St. John CA	**	9.8 a	8.3 a	10.7 a	4.0 a	9.4 a	3.9 b	6.0 b	5.4 a	9.3 a
Kamloops CA	0.6 a	0.0 a	0.6 a	0.3 a	0.4 a	0.6 a	1.1 a	0.3 a	0.6 a	0.4 a
Kamloops Zone 1-South Shore	0.0 a	0.0 a	0.3 a	0.2 a	0.2 a	0.1 a	0.0 a	0.6 a	0.2 a	0.2 a
Kamloops Zone 2-North Shore	3.4 a	0.0 a	1.0 a	0.3 a	0.7 a	1.2 a	2.4 a	0.0 a	1.0 a	0.7 a
Kelowna CMA	0.8 d	0.0 a	0.5 a	1.5 a	0.4 a	1.4 a	0.9 a	0.5 a	0.5 a	1.3 a
Kitimat CA	37.4 a	32.1 a	23.9 a	6.6 a	21.4 d	17.8 d	10.4 a	**	21.5 a	14.8 c
Nanaimo CA	3.2 b	2.2 b	2.0 a	2.1 a	2.6 a	3.7 a	5.0 c	8.3 b	2.5 a	3.1 a
Parksville CA	5.6 a	0.0 a	1.7 a	0.0 b	1.2 a	0.7 a	0.0 a	5.3 a	1.4 a	0.7 a
Penticton CA	2.1 a	1.5 a	1.9 a	2.5 a	0.9 a	1.0 a	1.2 a	**	1.4 a	1.7 a
Port Alberni CA	7.0 a	16.7 d	4.5 a	5.8 a	3.8 a	4.9 b	5.7 a	3.5 a	4.5 a	5.8 a
Powell River CA	0.0 a	10.0 a	0.7 a	1.1 a	3.5 a	2.8 a	**	**	1.8 a	1.9 a
Prince George CA	3.1 b	6.9 a	3.5 a	3.7 a	2.6 a	3.8 a	1.6 a	6.1 a	2.7 a	4.4 a
Prince George Zone 1-Downtown	3.5 b	9.9 a	4.9 a	3.6 a	2.7 a	3.1 a	0.6 a	3.6 a	3.3 b	4.2 a
Prince George Zone 2-Outlying	2.3 b	2.0 a	2.6 b	3.7 a	2.6 a	4.2 a	2.0 a	7.0 a	2.4 a	4.5 a
Prince Rupert CA	**	4.7 c	10.9 a	8.4 a	18.5 d	11.0 a	12.7 d	7.9 a	14.7 c	8.9 a
Quesnel CA	**	0.0 a	4.9 c	4.1 b	5.5 b	10.9 c	**	5.7 b	5.9 b	7.6 a
Salmon Arm CA	0.0 a	0.0 a	0.6 a	0.6 a	0.0 a	0.0 a	8.3 a	0.0 a	0.5 a	0.3 a
Squamish CA	3.7 a	0.0 a	0.0 a	0.0 a	0.8 a	1.7 a	1.3 a	3.8 a	1.0 a	1.8 a
Summerland D.M.	**	**	0.0 a	0.0 a	0.0 c	0.0 a	**	**	0.0 c	0.9 a
Terrace CA	**	7.1 a	0.9 a	4.6 a	7.0 c	5.8 b	5.4 a	**	5.5 b	4.8 b
Vancouver CMA	1.1 a	1.1 a	1.3 a	1.0 a	1.7 a	1.3 a	1.8 a	2.0 a	1.4 a	1.1 a
Vernon CA	1.1 a	1.1 a	0.6 a	2.0 a	0.4 a	1.1 a	1.5 b	2.0 a	0.6 a	1.6 a
Victoria CMA	1.9 a	1.6 a	1.2 a	1.6 a	1.0 a	1.0 a	1.3 a	1.8 a	1.2 a	1.4 a
Williams Lake CA	**	8.3 a	0.5 a	2.6 b	2.2 a	1.0 a	2.5 c	1.7 a	1.8 a	1.7 a
British Columbia 10,000+	1.5 a	1.5 a	1.6 a	1.5 a	1.9 a	2.1 a	2.5 a	3.0 a	1.7 a	1.8 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type British Columbia

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
	to	to	to	to	to	to	to	to	to	to
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA	3.6 c	**	4.8 c	3.8 c	4.5 c	4.0 b	**	**	5.4 c	4.1 c
Campbell River CA	6.4 c	3.1 a	4.4 b	5.5 a	6.1 a	3.8 b	3.9 a	-1.2 a	5.6 a	4.4 a
Chilliwack CA	n/u	5.4 a	n/u	3.1 a	n/u	3.5 a	n/u	6.1 c	n/u	3.3 a
Courtenay-Comox CA	6.7 b	8.3 a	5.5 a	6.2 a	6.8 a	7.0 a	7.6 a	3.9 a	6.7 a	7.3 a
Cranbrook CA	**	**	6.3 a	8.5 a	5.9 a	8.6 a	6.4 a	7.7 b	6.5 a	8.4 a
Dawson Creek CA	22.5 a	11.2 d	24.1 d	10.2 c	27.0 a	8.4 b	42.3 a	12.4 c	27.1 a	11.0 c
Duncan-North Cowichan CA	1.9 a	6.4 a	9.7 a	4.9 a	7.9 a	4.3 a	6.7 b	4.1 d	8.7 a	4.8 a
Fort St. John CA	**	**	8.6 a	1.8 b	5.6 b	2.6 b	++	3.1 d	6.2 b	2.3 a
Kamloops CA	4.6 a	6.9 b	9.9 a	7.4 a	8.5 a	7.5 a	7.0 a	9.1 b	8.7 a	7.4 a
Kamloops Zone 1-South Shore	6.6 a	4.1 c	10.1 a	7.3 a	8.0 a	7.2 a	10.1 a	6.3 c	8.7 a	6.8 a
Kamloops Zone 2-North Shore	-0.5 a	13.6 a	9.7 a	7.4 a	9.1 a	7.9 a	1.4 a	14.0 c	8.6 a	8.2 a
Kelowna CMA	5.6 b	5.6 d	7.8 b	8.0 a	7.3 a	8.5 a	8.9 c	**	7.9 a	8.2 a
Kitimat CA	-7.7 a	18.1 a	-0.6 a	**	++	7.4 c	++	**	++	6.0 b
Nanaimo CA	++	9.3 b	2.3 b	9.0 a	1.6 b	8.1 a	**	16.0 a	2.1 a	7.6 a
Parksville CA	1.4 a	3.3 a	6.9 c	4.5 c	3.3 c	4.9 b	**	**	3.2 c	4.6 b
Penticton CA	2.7 c	8.0 b	4.4 b	7.2 b	4.2 b	7.3 b	7.2 a	7.3 b	4.7 a	7.0 b
Port Alberni CA	5.9 a	9.2 b	6.5 a	5.3 b	8.2 a	2.6 c	10.3 a	4.1 a	8.8 a	4.6 c
Powell River CA	32.7 a	-9.8 a	9.7 a	1.5 a	9.7 a	2.3 c	**	**	10.3 a	++
Prince George CA	6.4 c	**	5.3 b	7.2 b	5.9 b	5.1 b	15.1 a	++	5.7 b	5.3 b
Prince George Zone 1-Downtown	4.9 c	6.6 c	4.6 b	5.2 a	5.8 b	6.4 b	**	8.0 a	5.5 a	6.3 a
Prince George Zone 2-Outlying	**	++	5.7 c	8.2 b	5.9 c	4.3 c	12.5 a	-2.9 c	5.8 b	4.7 b
Prince Rupert CA	**	2.6 c	++	8.2 b	**	9.7 b	**	++	5.0 d	6.6 b
Quesnel CA	**	6.3 a	7.2 c	9.4 c	9.6 b	3.8 d	**	5.8 d	10.2 c	5.3 c
Salmon Arm CA	2.5 a	**	4.1 a	6.8 a	3.9 b	5.5 a	**	**	4.4 a	5.8 a
Squamish CA	6.1 a	9.5 a	6.7 a	1.9 a	13.0 a	**	14.8 a	**	10.6 a	**
Summerland D.M.	**	**	2.5 a	2.2 a	**	**	**	**	**	3.6 b
Terrace CA	**	9.0 a	9.3 b	8.9 a	6.1 b	++	5.6 a	++	5.4 b	2.6 c
Vancouver CMA	4.7 b	3.6 b	4.4 a	4.2 a	5.5 a	4.6 a	4.6 c	5.5 c	4.6 a	4.3 a
Vernon CA	5.8 a	6.4 a	6.7 a	10.4 a	7.7 a	9.4 a	3.4 d	**	7.0 a	9.8 a
Victoria CMA	6.6 a	5.4 a	5.4 a	6.8 a	4.5 a	6.8 a	5.7 b	11.4 c	5.0 a	6.8 a
Williams Lake CA	**	49.8 a	4.7 b	13.5 c	4.9 b	12.2 c	**	14.8 d	7.7 c	14.7 c
British Columbia 10,000+	5.1 a	4.5 a	5.0 a	5.1 a	5.6 a	5.3 a	5.9 b	6.6 b	5.2 a	5.1 a

¹The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹
Vacancy Rates (%)
British Columbia - October 2008

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-07	Oct-08	Oct-07	Oct-08
Vancouver CMA	0.2 a	0.6 a	0.7 a	0.5 a
Victoria CMA	n/a	2.0 b	0.5 a	0.5 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹
Average Rents (\$) by Bedroom Type
British Columbia - October 2008

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Vancouver CMA	**	754 a	1,101 b	880 a	1,507 c	1,124 a	**	1,356 a
Victoria CMA	n/u	626 a	**	764 a	1,096 b	965 a	n/u	1,180 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

4.1.3 Rental Condominium Apartments - Average Rents (\$)
by Bedroom Type
British Columbia - October 2008

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Vancouver CMA	**	**	1,079 b	1,101 b	1,435 b	1,507 c	**	**	1,290 b	1,334 b
Victoria CMA	n/a	n/u	n/a	**	n/a	1,096 b	n/a	n/u	n/a	1,049 c

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$)

d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
British Columbia - October 2008

Condo Sub Area	Condominium Universe		Rental Units		Percentage of Units in Rental		Vacancy Rate	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Vancouver CMA	140,594	148,512	31,382 a	32,758 a	22.3 a	22.1 a	0.2 a	0.6 a
Victoria CMA	n/a	19,017	n/a	3,209 a	n/a	16.9 a	n/a	2.0 b

¹Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$)
by Dwelling Type
British Columbia - October 2008

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Abbotsford CMA										
Single Detached	n/s	n/s	**	**	853 c	756 b	1,081 a	1,151 b	982 b	1,033 b
Semi detached, Row and Duplex	n/s	n/s	**	**	719 c	**	868 c	1,030 c	820 b	923 c
Other-Primarily Accessory Suites	n/s	n/s	567 b	**	696 b	696 b	**	**	696 b	689 b
Total	n/s	n/s	612 c	656 d	736 b	722 b	1,005 a	1,113 a	840 a	910 b
Kelowna CMA										
Single Detached	n/s	n/s	**	**	1,033 b	1,040 c	1,148 b	1,411 c	1,081 b	1,260 b
Semi detached, Row and Duplex	n/s	n/s	**	**	905 d	**	1,011 b	1,039 b	943 b	1,004 c
Other-Primarily Accessory Suites	n/s	n/s	667 b	**	819 b	868 c	**	**	790 b	919 c
Total	**	n/s	681 d	847 c	925 b	976 c	1,099 a	1,270 b	962 a	1,092 b
Vancouver CMA										
Single Detached	n/s	n/s	**	**	950 b	1,048 d	1,305 b	1,577 c	1,166 b	1,251 c
Semi detached, Row and Duplex	n/s	**	**	**	1,055 d	986 c	1,102 b	1,136 b	1,047 b	1,029 b
Other-Primarily Accessory Suites	**	n/s	636 b	772 c	847 b	913 b	1,198 d	**	793 b	890 b
Total	**	**	715 c	796 d	928 b	979 b	1,207 b	1,340 b	984 a	1,069 b
Victoria CMA										
Single Detached	n/a	n/s	n/a	740 d	n/a	1,123 c	n/a	1,305 b	n/a	1,159 b
Semi detached, Row and Duplex	n/a	n/s	n/a	**	n/a	974 b	n/a	1,030 b	n/a	992 b
Other-Primarily Accessory Suites	n/a	**	n/a	825 c	n/a	950 b	n/a	1,286 d	n/a	926 b
Total	n/a	**	n/a	792 b	n/a	1,004 b	n/a	1,186 b	n/a	1,029 a

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) links for more details

5.2 Estimated Number of Households in Other Secondary Rented Units ¹ by Dwelling Type British Columbia - October 2008			
	Estimated Number of Households in Other Secondary Rented Units ¹		
	Oct-07		Oct-08
Abbotsford CMA			
Single Detached	3,471	b	3,714 b
Semi detached, Row and Duplex	1,982	b	1,560 c
Other-Primarily Accessory Suites	2,455	b	1,887 b
Total	7,909	a	7,161 b
Kelowna CMA			
Single Detached	3,477	b	3,411 b
Semi detached, Row and Duplex	2,748	a	2,574 b
Other-Primarily Accessory Suites	1,943	d	1,649 b
Total	8,167	a	7,634 a
Vancouver CMA			
Single Detached	33,724	b	40,183 b
Semi detached, Row and Duplex	30,285	c	30,750 b
Other-Primarily Accessory Suites	33,943	b	30,117 c
Total	97,952	a	101,050 b
Victoria CMA			
Single Detached	n/a		6,587 b
Semi detached, Row and Duplex	n/a		5,725 b
Other-Primarily Accessory Suites	n/a		5,637 b
Total	n/a		17,949 a

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

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METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights, Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2008, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007 and 2008.

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- B.C. Seniors' Housing Market Survey
- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

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